

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
APRIL 6, 2016

The following items are discussed in these minutes:

ASHLEY PARK, PLAT H – APPROVED

JACKMAN RENTALS – APPROVED

UNIVERSITY MALL, PLAT A, LOTS 201-203 – APPROVED

ZOA – AMEND APPENDIX O – RECOMMENDED APPROVAL

STUDY SESSION

PLACE – Orem City Main Conference Room

At 3:30 p.m. Chair Larsen called the Study Session to order.

Those present: Becky Buxton, Carl Cook, Lynnette Larsen, David Moulton, and Michael Walker, Planning Commission members; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksedale, Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Steve Earl, Legal Counsel; and Loriann Merritt, Minutes Secretary

Those excused: Carlos Iglesias, and Karen Jeffreys, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; Paul Goodrich, Transportation Engineer; Sam Lentz, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from March 16, 2016 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

PLACE - Orem City Council Chambers

At 4:30 p.m. Chair Larsen called the Planning Commission meeting to order and asked Becky Buxton, Planning Commission member, to offer the invocation.

Those present: Becky Buxton, Carl Cook, Lynnette Larsen, David Moulton, and Michael Walker, Planning Commission members; David R. Stroud, City, Planner; Brandon Stocksedale, Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; and Loriann Merritt, Minutes Secretary

Those excused: Carlos Iglesias, and Karen Jeffreys, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; Clinton Spencer, GIS Planner; Sam Lentz, City Council Liaison

Chair Larsen introduced **AGENDA ITEM 3.1** as follows:

AGENDA ITEM 3.1 is a request by Jerry Jones to vacate Lot 4 of Ashley Park Subdivision, Plat B and approve the preliminary plat and final plat of **ASHLEY PARK SUBDIVISION, PLAT H** at 1785 South 50 East in the R8 zone.

Staff Presentation: Mr. Stroud said the applicant recently sold a portion of a lot of record to an adjacent owner with an existing platted lot. The platted lot is located in Ashley Park Subdivision Plat B. To legally combine the parcel with the platted lot, a new subdivision plat must be approved. The proposed plat will combine the two parcels under ownership of Knudsen and plat the remnant parcel owned by the applicant.

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A portion of the proposed subdivision is located in the 50 East cul-de-sac. Because the applicant's parcel was never platted, the full extent of the cul-de-sac improvements were never installed. The final plat dedicates a portion of the owner's property for use as a City right-of-way. The installation of the curb, gutter, and sidewalk will be completed, as well.



Two lots are proposed in the subdivision; one under ownership of Knudsen with an existing house and the second under ownership of Jones, the applicant, which is vacant. The Jones' lot is large enough to potentially subdivide in the future.

Recommendation: The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission vacate Lot 4 of Ashley Park Subdivision Plat B and approve the preliminary plat and final plat of Ashley Park Subdivision Plat H at 1785 South 50 East in the R8 zone.

Chair Larsen asked if the Planning Commission had any questions for Mr. Stroud.

Vice Chair Walker asked what utility uses the easement. Mr. Stroud said it is for all the utilities.

Chair Larsen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Larsen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Moulton said he has found that neither the public nor any person will be materially injured by vacating Lot 4 of Ashley Park Subdivision, Plat B and that there is good cause for the vacation. He then moved to:

1. Vacate Lot 4 of Ashley Park Subdivision, Plat B;
2. Approve the preliminary plat and the final plat of Ashley Park Subdivision, Plat H with two lots at 1785 South 50 East.

Mr. Cook seconded the motion. Those voting aye: Carl Cook, Becky Buxton, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

Chair Larsen introduced **AGENDA ITEM 3.2** as follows:

AGENDA ITEM 3.2 is a request by Bill Jackman to amend the site plan of **JACKMAN RENTALS** at 487 South 132 West in the M2 zone.

Staff Presentation: Mr. Stroud said the applicant owns a 31,000 square foot building in the M2 zone and a tenant of his wishes to expand their business. The proposed expansion is approximately 4,300 square feet and is located on the west side of the current building.



A City storm drain line is currently located where the expansion is proposed. The applicant will relocate a portion of the storm drain line to allow expansion of the building out to the 20-foot front setback line. Because of the location of the storm drain line, no landscaping beyond grass can be located in the north landscape area. Trees will be added to the south landscape area.

With the building expansion, a total of 57 parking stalls are required and have been provided. Parking is required at one stall for every 250 square feet of office and one stall for every 750 square feet of warehouse area.

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The proposed building elevations consist of metal panels and a brick wainscot which matches the existing materials. The overall height of the addition is 22.5 feet.

Recommendation: The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission approve the amended site plan of Jackman Rentals at 487 South 1325 West in the M2 zone.

Chair Larsen asked if the Planning Commission had any questions for Mr. Stroud.

Mr. Cook asked if the front setback meets City requirements. Mr. Stroud said yes.

Vice Chair Walker asked if the site meets City parking requirements. Mr. Stroud said yes.

Chair Larsen invited the applicant to come forward. Bill Jackman introduced himself.

Mr. Jackman noted he had a good tenant who wants to stay, but needs more room. He will work with the City on the actual location of the new trees. Vice Chair Walker asked how many trees. Mr. Stroud said that seven are required, they will need to add an additional four trees.

Chair Larsen asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Ms. Buxton said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to approve the amended site plan of Jackman Rentals at 487 South 1325 West. Chair Larsen seconded the motion. Those voting aye: Carl Cook, Becky Buxton, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

Chair Larsen introduced **AGENDA ITEM 3.3** as follows:

AGENDA ITEM 3.3 is a request by Kathy Olson to vacate Lots 1 and 19 of University Mall Subdivision, Plat A and approve the preliminary and final plat of **UNIVERSITY MALL SUBDIVISION, PLAT A LOTS 201-203** at 650 East 800 South in the PD-34 zone.

Staff Presentation: Mr. Stroud said the applicant requests this City approve a plat amendment to vacate two platted lots and replat the property into three lots. The owner (Woodbury Corporation) has a prospective tenant on the proposed Lot 202 who is in the process of obtaining site plan approval with the City. No other changes are proposed other than reconfiguring property lines to plat an additional lot.



Recommendation: The Development Review Committee has determined this request complies with the Orem City Code. The project coordinator recommends the Planning Commission vacate Lots 1 and Lot 19 of University Mall Subdivision Plat A and approve the preliminary plat and final plat of University Mall Subdivision, Plat A Lots 201-203 in the PD-34 at 650 East 800 South.

Chair Larsen asked if the Planning Commission had any questions for Mr. Stroud.

Mr. Goodrich said the intersection at 700 East 800 South was designed for three lanes coming northbound: a left turn lane, a thru lane and a right turn lane. Over time there were people making a dual left turn movement at that light, but it was not set up for that. On their own, the Mall went ahead and painted a left turn on the thru lane. The signal is not set up to handle that movement and does not meet State or Federal requirements for a dual left turn lane. City staff does not have a problem with working with the Mall to modify the signal. Until something is worked out, the left turn arrow needs to be removed on the thru lane.

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There is conflict with traffic coming from the church parking lot for a dual left turn. A dual left is not allowed with a green ball on the signal light, but will need the green arrow. The City would like to make the change to the intersection as a condition of approval for this subdivision.

Vice Chair Walker asked if this is just adjusting the traffic signal. Mr. Goodrich said there will need to be some analysis of the current traffic and the associated costs. Whenever an intersection goes to a dual left, more time is taken from the side street, which causes less east/west movement. The City will need to analyze that also.

Vice Chair Walker then noted that the Mall owns the majority of 800 South to 800 East. Mr. Goodrich indicated a dual left will probably be necessary in the future. At this time, the City and Mall need to determine the current needs of the intersection. He did not want to remove the median with the trees, unless it is necessary to meet traffic needs.

Ms. Buxton said the condition for approval of the current subdivision is removing the dual left on the thru lane. Mr. Goodrich said yes.

Chair Larsen invited the applicant to come forward. Kris Longson introduced himself.

Mr. Longson said they are fine with taking care of the turn arrow. The Mall will conduct a traffic study and will determine what is warranted at this time. They are agreeable to work through the process.

Vice Chair Walker asked about requiring an acceleration lane coming into the project. Mr. Goodrich said that is a great idea, however, that property is not being subdivided. That can be considered when the property in front of it is being developed.

Chair Larsen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Larsen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Cook said he has found that neither the public nor any person will be materially injured by vacating Lots 1 and 19 of University Mall Subdivision, Plat A and that there is good cause for the vacation. He then moved to:

1. Vacate Lots 1 and 19 of the University Mall Subdivision, Plat A;
2. Approve the preliminary plat and the final plat of University Mall Subdivision, Plat A Lots 201-203 with three lots at 650 East 800 South with the condition the left turn arrow in the thru lane is removed.

Mr. Moulton seconded the motion. Those voting aye: Carl Cook, Becky Buxton, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

Chair Larsen introduced **AGENDA ITEM 3.4** as follows:

AGENDA ITEM 3.4 is a request by Keith Hansen to **AMEND APPENDIX “O” OF THE OREM CITY CODE AS IT PERTAINS TO THE CONCEPT PLAN OF AREA 3 OF THE PD-21 ZONE** at 1200 South Geneva Road.

Staff Presentation: The purpose of the PD-21 zone is to “provide student housing and other high-density residential housing in a mixed-use village, recognizing the present and future demand for student housing in the vicinity of Utah Valley University.” The PD-21 zone is divided into three areas with each owned by separate entities. Area 1 is composed of Wolverine Crossing, Holiday Inn Express, Subway, and the CNG station. Area 2 is known as Parkway Lofts and is currently under construction. Area 3, the subject of this request, is owned by Nelson Brothers and is known as University Downs.



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The applicant requests the City amend the concept plan of Area 3. The current concept plan was approved in August 2015. No changes are proposed to Area 1 or Area 2. The current concept plan provides a location for a hotel, resident amenity building, parking garage, and student building. The proposed concept plan has the same uses as the existing concept plan but the location and size vary enough to warrant approval of a new concept plan.

The greatest changes are to the parking garage and the student building. The footprint of the parking garage has been reduced and the footprint of the student building has increased. This change between the two buildings can be attributed to removal of several units on the south and east side of the parking garage. These units have now been added to the student building although eight units do remain as part of the parking garage structure.

The PD-21 text states that building heights in Area 3 are determined by what is shown on the concept plan. The parking garage is currently approved at 91 feet and the married student housing component of the parking garage at 102 feet. The revised plan shows an overall maximum height of 100 feet and a reduced footprint. The dimensions of the amenity building have changed but the location remains the same and the height is reduced from 87 feet to 70 feet. The student building has multiple heights approved at 72/88/109 feet. These heights are now changed to 70/70/110 with the highest location adjacent to University Parkway. The future hotel concept has not changed and may be constructed up to 120 feet high. With the building size changes, the elevations will change as well. New building concept plans have been submitted and will be part of the revised appendix.

The parking garage will initially be eight levels but may increase in the future to the maximum of up to 100 feet as shown on the revised concept plan. The height of the initial structure will be 64 feet 2 inches to the highest parking deck and 75 feet 11 inches to the highest architectural feature. Should the hotel concept plan become a reality, the applicant proposes to add an additional level to the parking garage to accommodate the needed parking and the construction of meeting/conference facilities. The highest point then will be 98 feet 11 inches above grade. This will potentially happen at a future date. As of right now, the applicant is working on the site plan for all buildings with exception of the hotel.

A neighborhood meeting was held by the applicant on March 18, 2016, to discuss the concept plan with surrounding property owners and residents. Four residents were in attendance and were “complimentary about the project.”

Recommendation: The Development Review Committee has determined this request complies with the purpose of the PD-21 zone. The project coordinator recommends the Planning Commission forwards a positive recommendation to the City Council to amend a portion of Appendix “O” of the Orem City Code pertaining to the concept plan of Area 3 of the PD-21 zone at 1200 South Geneva Road.

Chair Larsen asked if the Planning Commission had any questions for Mr. Stroud.

Ms. Buxton said the hotel will have parking available for general use. She asked where the parking will be for the conference rooms. Mr. Stroud said it will be absorbed into the parking area.

Vice Chair Walker asked if there is pedestrian connection on ground level. Mr. Stroud said not at this time, but later there will be a breezeway connection on the fourth floor. The hotel will have one also. Chair Larsen said she remembered there being an parking under to the amenities building. Mr. Stroud said there is discussion about that.

Chair Larsen invited the applicants to come forward. Keith Hansen AE Urbia architects, Ben Ashton, COO of construction development for Nelson Brothers introduced themselves.

Mr. Hansen said he has been working a lot with the owner to make this development feasible. Nelson Brothers is committed to doing this project. They are trying to build a unique experience for students.

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Chair Larsen asked about parking under amenities building. Mr. Hansen said it will happen. It is being called the amenity/condo building. There is a possibility the units will be sold as condominiums. Condominiums need a parking stall and will need to have closer access than the parking structure. That will be below grade and will not raise the structures.

Chair Larsen asked about the sky bridges and pedestrian connectivity between the hotel, structure and the student/married student building. Mr. Hansen said the owner likes bridges between buildings. There has been discussion about adding a bridge from the parking structure to the amenity building, however; with the parking garage underneath it will probably not happen. There will be breezeways on many levels from the parking structure to the married student building for ease of access. The owner focuses on the student, and will make connectivity will make it easier for the students. There will only be one level dedicated to hotel parking and will have a bridge. Chair Larsen then asked if they had considered permit parking. Mr. Hansen said they have discussed that. Those that live there will have to have a parking pass, which will be regulated by the owner.

Chair Larsen asked if they were planning on every student having a car. Mr. Hansen said on the properties they own near UVU and BYU they have around 60% of the renters who do not own a vehicle and there are open stalls.

Ms. Buxton asked about the symbols on the concept plan for the married student wing. Mr. Hansen said they will be providing a playground and splash pad. He also noted there are pools near the Student tower and the Amenity building, with a soccer field in-between. The owner is in contact with Utah Department of Transportation (UDOT) about purchasing some of their property.

Chair Larsen asked what was the original number of units that were removed. Mr. Hansen said the units wrapped the entire west, east and south side of the structure. They took all the units minus the remaining eight units and merged them over to the married student wing. There are 3-hour fire walls that separate the different wings. Chair Larsen asked if every wing is accessible. Mr. Hansen said yes.

Mr. Moulton asked about the trees to the north of the parking structure. Mr. Hansen said they are not on the concept plan, but are on the site plan.

Vice Chair Walker asked what the difference is in parking. Mr. Hanson said the pervious drawing the building is long and skinny. What is being proposed now is an increase in stalls. The new building is square. There are over 900 parking stalls. Chair Larsen asked when the hotel is built will it the extra parking and conference rooms be constructed. Mr. Hansen said they are proposing to build eight levels of parking. They will add one additional full level of parking and then they will build level 10, which will have conference and meeting rooms.

Vice Chair Walker asked about the time frame for building. Mr. Hansen said they want to start as soon as approval's come through. Mr. Ashton said the amenity building and parking structure will be first. The parking structure is a 12 month project they were hoping to start this May. The goal is spring of 2017. The student tower needs to be done by the fall semester 2017. The big wood frame structure is everything that is six levels and they are hoping to be done by fall of 2018.

Chair Larsen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Larsen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Vice Chair Walker said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council amend Appendix “O” of the Orem City Code pertaining to the concept plan and building elevations of Area 3 of the PD-21 zone at 1200 South Geneva Road. Ms. Buxton seconded the motion. Those voting aye: Carl

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Cook, Becky Buxton, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

MINUTES: The Planning Commission reviewed the minutes from the previous meeting. Chair Larsen moved to approve the meeting minutes for January 6, 2016. Mr. Cook seconded the motion. Those voting aye: Carl Cook, Becky Buxton, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

ADJOURN: Chair Larsen moved to adjourn. Mr. Moulton seconded the motion. Those voting aye: Carl Cook, Becky Buxton, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

Adjourn: 5:23 p.m.

Jason Bench
Planning Commission Secretary

Approved: May 4, 2016